



202207150020

07/15/2022 09:52 AM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

When recorded return to:

Craig Sjostrom
Attorney at Law
1204 Cleveland Avenue
Mount Vernon, Washington 98273

JUL 15 2022 20222909

Amount Paid \$0
Skagit Co. Treasurer
By KO Deputy

AFFIDAVIT (LACK OF PROBATE)

The undersigned Affiant/Grantee, Rachel Ann Shade, deposes and states as follows:

That she is the rightful heir, as listed on the heir at law below, to the real property described below, and is the sole surviving child of Katherine J. (Gallagher) Shade, who died on July 4th, 2018, at Kirkland, Wash.

REAL PROPERTY SUBJECT TO THIS AFFIDAVIT:

Lot D-106, Lake Tye Div. 1, per the plat thereof recorded in Vol. 10 of Plats, pp. 66-70 inclusive

Assessor's Property Tax Parcel/Account Number: P78633

None of the Decedents named above executed a Last Will and Testament.

"Heirs at law" includes a surviving spouse, children, adopted children, issue of predeceased children or adopted children, parents, brothers and sisters of the Decedent. Affiant hereby identifies all heirs at law of the Decedent as follows:

Full Name and Address	Age	Relationship
Rachel Ann Shade 1353 Larch St. #2 Raymond, WA 98577	Adult	Daughter

Katherine (Gallagher) Shade was unmarried at the time of her death.

LACK OF PROBATE AFFIDAVIT

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All obligations and creditor's claims of the Decedent's Estate, including all expenses of last illness, funeral and burial have been fully paid. In addition, the Decedent never received from the State of Washington financial assistance consisting of nursing home facility services; home and community based services; related hospital and/or prescription drug services; or any type of medical assistance.

The undersigned makes this Affidavit to enable the recording of a deed and to induce Guardian Northwest Title Co. and its underwriters to issue their policies of title insurance upon properties owned, in whole or in part, by the Decedent in reliance set forth hereinabove. The undersigned agrees to indemnify and hold Guardian Northwest Title Co. and its underwriters harmless from all loss or damage, including attorney's fees, which it may suffer as a result of such reliance.

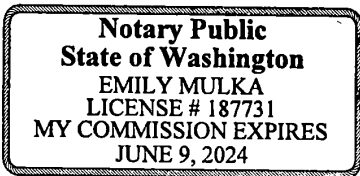
DATED: 06/24, 2022.

Rachel Ann Shade
RACHEL ANN SHADE

STATE OF WASHINGTON)
 :ss
COUNTY OF SKAGIT)

On this day personally appeared before me Rachel Ann Shade, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 24th day of June, 2022.



Emily Mulka
NOTARY PUBLIC in and for the State of Washington, residing at Kindland.
My commission expires: 06/09/2024
Name: Emily Mulka